

**PRELIMINARY AGENDA  
PLANNING AND ZONING COMMISSION MEETING  
222 St. Louis Street, Room 348  
April 18, 2022  
5:00 P.M.**

**ROLL CALL**

**APPROVAL OF THE MINUTES**

1. March 21, 2022

**COMPREHENSIVE PLAN UPDATE**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Any interested member of the public who wishes to comment on any item on the agenda may comment in person at City Hall, 222 St. Louis Street, Baton Rouge, LA 70802, 3rd-floor, Room 348 during the meeting. In an effort to social distance, capacity will be limited and overflow will be directed to the 8<sup>th</sup> Floor. All comments will be broadcast on [www.brla.gov](http://www.brla.gov), on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). Comments submitted prior to 3:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc>

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

**CONSENT AGENDA**

**CONSENT - ITEMS FOR WITHDRAWAL**

None

**CONSENT - ITEMS FOR DEFERRAL**

None

**CONSENT - ITEMS FOR APPROVAL**

None

**REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL**

2.    **PA-10-22**    **7715 Tom Drive** To amend the Comprehensive Land Use Plan from Industrial to Employment Center on property located northeast of the intersection of Tom Drive and Dallas Drive, on Lot 255 of Wooddale Center, Fifth Filing. Section 71, T7S, R1E, GLD, EBRP, LA (Council District 6-Dunn Jr.) **Related to Case 21-22** [Application](#)
3.    **Case 21-22**    **7715 Tom Drive** To rezone from Heavy Industrial (M2) to Heavy Commercial One (HC1) on property located northeast of the intersection of Tom Drive and Dallas Drive, on Lot 255 of Wooddale Center, Fifth Filing. Section 71, T7S, R1E, GLD, EBRP, LA (Council District 6-Dunn Jr.) **Related to PA-10-22** [Application](#)
4.    **PA-11-22**    **7321 Alberta Drive** To amend the Comprehensive Land Use Plan from Office to Commercial on property located east of the intersection of Alberta Drive and Silverside Drive, on Lot 6 of Silverside Heights. Section 52, T7S, R1E, GLD, EBRP, LA (Council District 12-Racca) **Related to Case 22-22** [Application](#)
5.    **Case 22-22**    **7321 Alberta Drive** To rezone from Transition (B1) to Light Commercial Two (LC2) on property located east of the intersection of Alberta Drive and Silverside Drive, on Lot 6 of Silverside Heights. Section 52, T7S, R1E, GLD, EBRP, LA (Council District 12-Racca) **Related to PA-11-22** [Application](#)
6.    **PA-12-22**    **8391 Anselmo Lane** To remove a segment of the Midway connector extending between Anselmo Lane and Picardy Avenue from the Major Street Plan (Council District 11-Adams) [Application](#)
7.    **PA-13-22**    **14810 Old Jefferson Highway** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Compact Neighborhood on property located on the south side of Old Jefferson Highway, west of Baringer Foreman Road, on a portion of the Rose M. Long Property. Sections 5 and 51, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) **Related to Case 25-22 and S-8-22** [Application](#)
8.    **Case 25-22**    **14810 Old Jefferson Highway** To rezone from Rural to Town House (A2.5) on property located on the south side of Old Jefferson Highway, west of Baringer Foreman Road, on a portion of the Rose M. Long Property. Sections 5 and 51, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) **Related to PA-13-22 and S-8-22** [Application](#)
9.    **S-8-22**    **Cedar Grove Townhomes** Proposed major townhouse subdivision with private streets on property located on the south side of Old Jefferson Highway, west of Baringer Foreman Road, on a portion of the Rose M. Long Property. Sections 5 and 51, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) **Related to PA-13-22 and Case 25-22** [Application](#)
10.   **Case 23-22**    **1312 O'Neal Lane** To rezone from Rural to Light Commercial One (LC1) on property located northwest of the intersection of O'Neal Lane and East Riverdale Avenue, on Tract X-4 of the Baton Rouge Homesites Inc. Tract. Section 39, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)

11. **Case 24-22 9880 Bluebonnet Boulevard, Suite F** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located on the west side of Bluebonnet Boulevard, north of Burbank Drive, on a portion of Lot L-2-B-3 of the Gulf Union Corporation Property. Section 51, T8S, R1E, GLD, EBRP, LA (Council District 3-Gaudet) [Application](#)
12. **Case 26-22 10940 South Havenpark Court** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (restaurant)(C-AB-1) on property located south of the intersection of South Havenpark Court and Havenpark Avenue, on a portion of Lot 8 of Havenpark Court Subdivision. Section 12, T7S, R1E, GLD, EBRP, LA (Council District 6-Dunn Jr.) [Application](#)
13. **PUD-3-13 Guerilla Warfare Paintball (formerly 13<sup>th</sup> Gate Park), Concept Plan Revision** Proposed outdoor commercial recreation facility on property located on the east side of Joor Road, south of Mickens Road, on a portion of an undesignated 74.64 acre tract of the remainder of the A. LeBlanc Property. Section 47, T6S, R1E, GLD, EBRP, LA (Council District 5-Hurst) [Application](#)
14. **SNC-1-22 74<sup>th</sup> Avenue to Morris Jackson Avenue** Proposed street name change for 74<sup>th</sup> Avenue, located between Scenic Highway and Pembroke Street (Council District 10-Coleman) [Application](#)

**REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY**

15. **PUD-1-04 Commercial Phases I and II, The Settlement at Willow Grove, Final Development Plan Revision** Proposed semi-detached single family dwellings on property located on the north side of Perkins Road between Wimbledon Avenue and Oakdale Drive, on Tract 1-A-1 of The Settlement at Willow Grove, Phase 1, Part 1, First Filing. Sections 55, 56 and 57, T8S, R1E, GLD, EBRP, LA (Council District 11-Adams) [Application](#)
16. **PUD-2-04 BancorpSouth, Creekstone II, Final Development Plan** Proposed bank on property located on the north side of Corporate Boulevard, west of Commerce Circle, on Lot 1-B of Towne Center Business Park. Section 92, T7S, R1E, GLD, EBRP, LA (Council District 11-Adams) [Application](#)
17. **PUD-5-04 Phase 6, Pelican Lakes, Final Development Plan** Proposed single family residential development on property located on the south side of Burbank Drive, west of Pelican Lakes Parkway, on Tracts A-1-A-1 and B-1-A-2-A of the T.P. Stuckey Property. Section 75, T8S, R1E, GLD, EBRP, LA (Council District 3-Gaudet) [Application](#)
18. **SPUD-5-08 Rivian, Acadian Village, Final Development Plan Revision 5** Proposed installation of electric vehicle charging stations on property located at the northwest intersection of Perkins Road and Acadian Thruway, on Lot 15-A-1-A of the Richland Estates Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Racca) [Application](#)

19. **CUP-2-06** **Novitiate House, Cypress Springs Mercedarian Prayer Center Revision 3**  
Proposed religious boarding house on property located north of the intersection of George O'Neal Road and Shenandoah Trails Avenue, on Tract B-1 of the Dr. Walter G. Browning and Dr. Wylie C. Barrow Property. Sections 22 and 27, T7S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
20. **CUP-8-10** **St. Joseph's Academy - Additional Parking (Pt. Lot 1)** Proposed parking lot on property located on the north side of Broussard Street, east of Arlington Avenue. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)
21. **CUP-8-10** **St. Joseph's Academy - Additional Parking (Lot Rem. of 7, 66 and 67)**  
Proposed parking lot on properties located on the south side of Broussard Street, between Kenmore Avenue and Parker Street. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)
22. **CS-1-22** **Audubon Woods (Flag Lot)** Proposed flag lot minor subdivision on property located on the south side of Hoo Shoo Too Road, east of Happy Place, on Lot 37 of Audubon Woods, Second Filing (Council District 9-Hudson) [Application](#)
23. **CS-2-22** **Lenzy Whitley Property (Flag Lot)** Proposed flag lot minor subdivision on property located on the north side of Jackson Road, east of Edwards Road, on Tract B of the Lenzy Whitley Property (Council District 1-Noel) [Application](#)
24. **CS-3-22** **Moss Side Plantation (Flag Lot)** Proposed flag lot minor subdivision on property located on the south side of Perkins Road, west of Quail Oak Drive, on the F.F. Luck Tract of Moss Side Plantation (Council District 12-Racca) [Application](#)
25. **S-6-21** **Cypress at Ardendale Subdivision Revision** Proposed revision to a major subdivision with public streets on property located west of North Ardenwood Drive, south of Greenwell Springs Road, on Tract X-1-A-1 of the Ardendale Subdivision and a portion of Tract X-2-A of the former C.C. Bird Property. (Council District 6-Dunn Jr.) [Application](#)
26. **SS-4-22** **Claude Clinton Reams Estate** Proposed minor subdivision with a private street on property located on the south side of Stoney Point Burch Road, east of Liberty Road, on Tract B-3-A-1 of the Claude Clinton Reams Estate (Council District 1-Noel) [Applicaton](#)

## **COMMUNICATIONS**

### **DIRECTOR'S COMMENTS**

### **COMMISSIONERS' COMMENTS**

## **ADJOURN**